

Minutes

Historical & Architectural Review Commission

Date: March 14, 2016
Time: 5:30 p.m.
Place: Commissioner's Chambers
Meeting: Regular

Attendees: Chairman King, Vice-Chair Coltharp, Jones, Petraitis, Worak

Absent:

APPROVAL OF MINUTES:

Chairman King offered the following Motion:

I move that the reading of the minutes for February 8, 2016 be waived and that the minutes of said meetings, prepared by the secretary, be approved as written.

The Motion was seconded by Member Jones and adopted (5).

OLD BUSINESS:

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Shawn and Amanda Johnson – Public Hearing – Certificate of Zoning Compliance – 315 Harahan Boulevard.

Member Worak offered the following Motion:

I move that application #160208-3 be removed from the HARC agenda at the applicant's request until such time as the applicants wish to make an application to paint the brick home.

The Motion was seconded by Member Petraitis and adopted (5).

NEW BUSINESS – H-1 Zone:

Paducah Preservation – Public Hearing – Certificate of Appropriateness – 100-116 Broadway.

Vice-Chair Coltharp offered the following Motion:

I move that this Commission find as fact that the proposed alterations and improvements at 100-116 Broadway are in the manner consistent with the application and exhibits of the

landowner filed herein, which conforms with the standard of historical integrity set forth in Section 126-115 of the Paducah Zoning Ordinance and that this Commission specifically find as fact that;

The proposed action is in harmony with the wording and intent of the Ordinance; and

The proposed action is complementary to all conforming structures within the zone; and

The proposed action is in conformity and complies with a majority of the guidelines for exterior features and the “Standards of Rehabilitation”.

The proposed new construction complies with the HARC Advisory Design Guidelines and a majority of the Secretary Standards of Rehabilitation.

I further move that the requested approval for the Certificate of Appropriateness be given to the following:

Item:

- **Replacement of all upper-story windows with the exception of the front façade of 116 Broadway with “Composit windows and doors”. All windows shall retain existing proportions, shapes and sizes.**
- **Muntins shall be permanent where there existed muntins, prior to replacement.**
- **Installed windows shall be painted within 6 months.**

The Motion was seconded by Member Worak and adopted Yay Votes (3) – Members Petraitis, Worak, and Chairman King, Nay Votes (2) – Members, Vice-Chair Coltharp and Member Jones.

NEW BUSINESS – H-2 Zone:

Joseph C. Wilson – Public Hearing – Certificate of Appropriateness – 305 North 7th Street.

Member Petraitis offered the following Motion:

I move that this Commission find as fact that the proposed alterations and improvements at 305 North 7th Street are in the manner consistent with the application and exhibits of the landowner filed herein, which conforms with the standard of historical integrity set forth in Section 126-115 of the Paducah Zoning Ordinance and that this Commission specifically find as fact that;

The proposed action is in harmony with the wording and intent of the Ordinance; and

The proposed action is complementary to all conforming structures within the zone; and

The proposed action is in conformity and complies with a majority of the guidelines for exterior features and the “Standards of Rehabilitation”.

The proposed new construction complies with the HARC Advisory Design Guidelines and a majority of the Secretary Standards of Rehabilitation.

I further move that the requested approval for the Certificate of Appropriateness be given to the following:

Item:

1. **Demolish the existing accessory structure, as it is deteriorated.**
2. **Construct a new garage with private living space above it with the following features:**
 - **Black shingle roof**
 - **roof pitch – Varying Roof Pitch**
 - **Brick to match the house**
 - **Raised panel steel overhead doors, painted white.**
 - **White hardi-plank siding in the gables**
 - **Composite wood fretwork painted white. Azek is an acceptable alternative.**
 - **White anodized aluminum balustrade system. Azek or composite wood are acceptable alternatives.**
 - **Anodized aluminum windows with white finish. White vinyl is an acceptable alternative.**
 - **White fiberglass entry door with a half light**
 - **Composite wood porch columns, painted white. Azek is an acceptable alternative.**
 - **Composite wood corner boards, painted white. Azek is an acceptable alternative.**
 - **Replace existing Fence With White Wooden Picket fence.**

The Motion was seconded by Member Jones and adopted (5).

Member Jones made the Motion to table house roof date certain next meeting in April 11, 2016.

The Motion to table the House Roof was seconded by Member Petraitis and adopted (5).

NEW BUSINESS – NSZ Zone:

Carol Gault – Public Hearing – Certificate of Zoning Compliance – 327 Fountain Avenue.

Member Jones offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 327 Fountain Avenue complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

1. **Demolish the wood porch addition**
2. **Replace the porch addition with a wooden deck with wood steps. Said deck will have a wooden arbor above it.**

The Motion was seconded by Member Worak and adopted (5)>

Thaddyeus & Shirley Thompson – Public Hearing – Certificate of Zoning Compliance – 511 Fountain Avenue.

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 511 Fountain Avenue complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

- **Demolish the existing garage**
- **Replace the garage with a new garage and breezeway with the following features:**
- **Black shingle roof to match the house**
- **6/12 roof pitch**
- **White vinyl siding.**
- **Solid steel entry doors.**
- **The breezeway will be 8 X 4 and be open. The roof will be shingle to match the house and garage.**
- **Garage door shall be as presented at 3-14-16 Meeting.**

The Motion was seconded by Member Jones and adopted (5).

Warren & Tonie Hatton – Public Hearing – Certificate of Zoning Compliance – 1611 Madison Street.

Vice-Chair Coltharp offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 1611 Madison Street complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

1. **Construct a single-family home with the following features:**
 - **Composite Wood Porch Columns**
 - **Hardi-plank fascia**
 - **Vinyl soffit**
 - **Home and garage will have a black shingle roof**
 - **Home will have 8/12 pitch**
 - **Garage will have 6/12 pitch**
 - **Fiberglass craftsman style entry doors on the house and garage. Entry doors will have 1/3 light and be painted light gray.**
 - **Fiberglass full glass French door on the pantry**
 - **Home and garage will both have a brick body.**
 - **Home and garage will have a 3' 3" brick foundation. Brick is dark red with a dark mortar.**
 - **Wooden beadboard porch ceilings on the front porch and side porch**
 - **Hardi-plank siding in the gables painted light gray**
 - **Composite trim corner and window trim**
 - **Wooden deck off pantry**
 - **Aluminum clad windows.**
 - **The base of the porch columns is "Echo Ridge Country LedgeStone"**
 - **Porch steps are proposed to be either poured concrete or wood**
 - **Overhead door on garage is carriage style with lights**
 - **Front porch floor is concrete slab**
 - **Wooden balustrades with Aluminum railing**
 - **Poured patio at base of steps of exterior stairs.**

The Motion was seconded by Member Jones and adopted (5).

Howard & Carol Clark – Public Hearing – Certificate of Zoning Compliance – 1603 Monroe Street.

Member Petraitis offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 1603 Monroe Street complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

Approval Of:

- 1. Construct a single-family home and detached garage with the following features:**

Home:

- **Composite Wood Porch Columns**
- **Hardi-plank wood simulated shakes in the gables and on the front façade of the dining room**
- **Asphalt shingles**
- **Hardi-plank body**
- **Bead Board porch ceiling**
- **Brick foundation of 3' 3" except on front façade of home**
- **Composite Wood Corner Boards**
- **Composite Wood Window Trim**
- **Composite Wood or Hardi-Plank Band Board**
- **Wooden deck on the rear of the home**
- **6/12 roof pitch**
- **Aluminum clad windows or Vinyl Clad Windows**
- **Fiberglass Craftsman style entry doors on the front and rear of the house. The front façade will also have sidelights.**
- **Hardi-plank fascia.**
- **Poured concrete front porch steps**
- **Vinyl soffit**

Garage:

- **Hardi-plank siding**
- **Asphalt shingles.**
- **6/12 roof pitch**
- **Hardi-plank wood simulated shakes in the gables.**
- **Composite Wood Corner Board**
- **Fiberglass Craftsman style solid entry door. The double doors will be solid fiberglass Craftsman style.**

The Motion was seconded by Member Worak and adopted (5).

Greg & Carrie McCord – Public Hearing – Certificate of Zoning Compliance – 418 Fountain Avenue.

Member Jones offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 418 Fountain Avenue complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

1. **Install a handrail on the sides of the steps and along the porch edges of the vinyl “Veranda” model.**
2. **Stain the walkway pavers light gray**
3. **Paint the entry doors dark teal.**
4. **The sunroom windows may remain with Exterior muntins.**

The Motion was seconded by Member Petraitis and adopted (5).

Dana Mayo – Public Hearing – Certificate of Zoning Compliance – 223 Harahan Blvd.

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 223 Harahan Boulevard complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

1. **Replace the slate roof or repair as first option with slate, or second option replace with grey shingles.**
2. **Paint the porch floor grey and trim around the windows white.**
3. **Paint the remaining woodwork black.**
4. **Install flower boxes below the windows made of wood or metal, painted black.**
5. **Install a wooden 6' dog-eared fenced around the sides and back of the property.**
6. **Construct a wooden 8 X 12 deck at the back door.**

The Motion was seconded by Vice-Chair Coltharp and adopted (5).

David Pummill – Public Hearing – Certificate of Zoning Compliance – 1621 Madison Street.

Vice-Chair Coltharp offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 1621 Madison Street complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

1. **Wooden deck off the back door with original concrete steps.**
2. **Paint the fish scales in the gables red to match the porch columns and foundation.**
3. **Utilize rebar painted red as balustrades in the railing along the front porch, down the front steps and around the back deck.**
4. **Remove a damaged Hackberry tree, and add a new tree.**
5. **Install a wooden dog-eared fence, with heights no higher than 4' in the front, 6' on the sides and 8' in the rear**
6. **Face the front porch steps with wood to match railing and decking on front porch.**
7. **8 X 10 shed constructed with vinyl and shingles to match the home. The shed will have solid doors, which can be made of fiberglass, steel or wood.**
8. **Paint the front and back door red.**

The Motion was seconded by Member Jones and adopted (5)

OTHER:

DISCUSSION: